

Attachment 14: Response to Campbelltown LPP Advice

4.1 Campbelltown Local Planning Panel advice

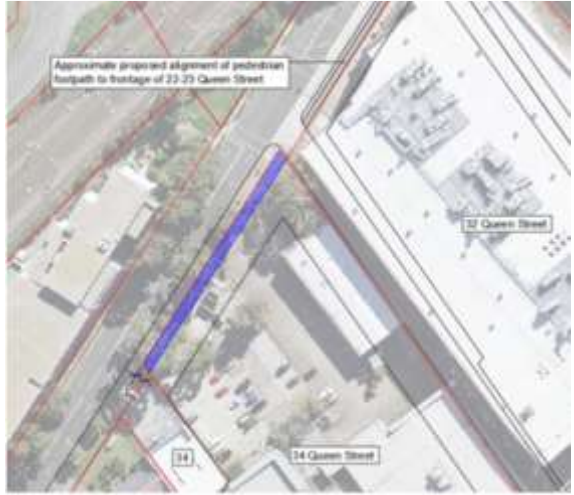
The PP was considered by the Panel at its meeting held on 22 November 2024.

The following responses are provided below in relation to comments raised by the Panel.

LPP Comments	Response
1. The Panel acknowledges that the PP would provide additional housing within the Campbelltown CBD and in close proximity to existing major train, bus and road infrastructure.	The PP will facilitate approximately 395 dwellings within the Campbelltown CBD in walking distance to existing public transport, jobs and local services. The Planning Proposal will deliver increased housing supply in a well-serviced location.
2. The Panel notes and accepts the Council Officer advice provided to the Panel that the PP is generally consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy, the Greater Sydney Region Plan, the Western City District Plan, the Campbelltown Local Strategic Planning Statement and Local Housing Strategy, as well as the draft Greater Macarthur 2040 Plan.	<p>Noted. As demonstrated in the PP report, the PP is generally consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy, the Greater Sydney Region Plan, the Western City District Plan, the Campbelltown Local Strategic Planning Statement and Local Housing Strategy, as well as the draft Greater Macarthur 2040 Plan.</p> <p>The PP will deliver increased housing supply, in a highly accessible and well-serviced location, consistent with the strategic objectives Campbelltown City Centre.</p>
3. The Panel also notes that preparation by the Council of the 'City Centre Planning and Design Framework' (Framework) building upon Council's strategic 'Re-imagining Campbelltown CBD' is imminent and will commence in the near future. The PP site falls within the area to be considered by the Framework and so will form part of the wider CBD strategic work to be undertaken by Council.	<p>Noted. As outlined above, the PP is consistent with the strategic planning framework and strategic objectives for the site as established in the Glenfield to Macarthur Corridor Strategy and Re-imagining Campbelltown CBD.</p> <p>Therefore, the PP can progress concurrently with Council's strategic planning investigations for the Campbelltown City Centre as it is not inconsistent with the Council's strategic vision for the area.</p>
4. Given the above strategic context, the Panel is of the opinion that the PP, subject to the further work identified in the Council's report to the Panel, is likely to demonstrate strategic merit.	Noted and supported
5. The Panel accepts the Council Officer advice provided to the Panel that the PP has site specific merit but notes that this is again subject to the further work identified in the Council officer report to the Panel. The PP provides the opportunity for the urban revitalisation of the site within the	Noted. As outlined above, the PP has strategic merit and site-specific merit. Additional work has been undertaken in response to concerns raised by Council.

<p>Campbelltown CBD and close to transport as well as assist in creating an activated precinct at the northern end of Queen Street, linking with the approved mixed development adjoining at 22-32 Queen Street</p>	
<p>6. The Council Officer report to the Panel identifies that further technical analysis is required to be undertaken by the proponent before the PP may be reported to the Council to consider whether or not the matter proceed to a Gateway determination. These technical matters include traffic impacts and flooding. In addition to the technical issues, the report to the Panel identifies that the PP and draft DCP require more refinement regarding site planning and design issues including the location, quantity and quality of publicly accessible open space and also communal open space to meet the needs of the future population on the site. Further site planning and design issues identified include opportunities for pedestrian and vehicular links to adjoining land.</p>	<p>Open Space:</p> <p>In response to this comment, the PP and supporting reference scheme have been revised to provide improved communal and publicly accessible open space at ground level. The planning, design and location of publicly accessible open space has been revised in response to the comments provided by Council, and the request to deliver improved communal / publicly accessible open space outcomes on the site.</p> <p>The proponent has worked with Council to prepare a revised concept plan that increases the amount of publicly accessible open space from 1,600 m² to 2,600 m² and aims to deliver improved activation to Queen Street. The revised concept plan also provides for improved through site connections and links to adjacent sites. Council has reviewed the revised open space approach and advised that it is an improvement on the initial open space design provided as part of the Planning Proposal, and therefore supported. The draft DCP has also been updated to reflect these latest amendments to the site layout.</p> <p>Flooding:</p> <p>The proponent is continuing to work with Council to address flooding impacts on the site and will work in consultation with Council to finalise the flood risk assessment prior to seeking Gateway Determination from the Department.</p> <p>The Flood Study submitted with the Planning Proposal demonstrates that flood risk can be suitably managed on the site, and future development can be located above the flood planning level. It is therefore considered appropriate that the PP can be progressed, with any additional flood investigations to be undertaken prior to the PP being submitted for a Gateway Determination. The proponent has demonstrated considerable effort in seeking</p>

	<p>to progress the revised flood study and will continue to work with Council prior to the lodgement of the PP for a Gateway Determination.</p> <p>Traffic</p> <p>The Traffic Report submitted with the PPR and supplementary traffic advice suggests that the traffic impacts as a result of the proposed development of this site would be acceptable. Consultation with TfNSW will be undertaken at public exhibition stage (subject to Council endorsing this report) and will provide further information in relation to any potential impacts on state roads within the vicinity of the site.</p>
7. Notwithstanding the proposals broad strategic merit, the Panel concurs that the above-mentioned additional work identified by the Council officers is required before a PP is further progressed.	Additional work outlined above has been undertaken or is being progressed in consultation with Council.
<p>8. In addition to the technical, site planning and design matters raised by the Council officers, the Panel reinforces that any PP presented for a Gateway determination should demonstrate that the potential “up-zoning” and anticipated future development on the site will provide:</p> <ul style="list-style-type: none"> Well-located, sufficient and high quality communal open space and deep soil zones at ground level, capable of accommodating and sustaining canopy trees and a range of outdoor recreation opportunities for future residents. Residential dwellings that will be consistent with the Apartment Design Guide objectives, Design Criteria and Design Guidance regarding internal amenity and environmental performance; and public physical and social infrastructure improvements/benefits identified by the Council. 	<p>The PP provides for high quality communal open space, with 34% of the total site area as communal/ publicly accessible open space – providing for a variety of spaces for residents. The proposal provides for over 30% tree canopy cover and 25% of the site as deep soil (including setbacks) which will provide improved greening and landscaping outcomes for the site.</p> <p>The PP demonstrates that future development is capable of complying with design criteria of the Apartment Design Guide, achieving over 70% solar access to apartments, over 60% cross ventilation, compliant building separation, more than 25% of the site area as communal open space and more than 15% deep soil on site. Refer to the Urban Design Report which provides an assessment of compliance with the Apartment Design Guide.</p> <p>Following feedback from Council, a 3 m land dedication along Queen Street is also to be provided. The lot boundary of the site currently extends a further 3 m into the public domain compared to the adjacent lot boundaries at 32 and 34 Queen Street. The 3 m land dedication will facilitate a consistent and legible public</p>

	<p>domain along Queen Street and form aligned and accessible pedestrian crossing points.</p> <p>The 3 m wide land dedication to Council along the Queen Street frontage will be included in the PP and draft site-specific DCP prior to exhibition. The area to be dedicated to Council is shown in purple below:</p> 
<p>9. The Panel's advice to the Council is that any PP for the site proceed on the basis that the matters raised in items 6 and 8 have been satisfactorily addressed.</p>	<p>The matters outlined in items 6 and 8 have been satisfactorily addressed at this stage with additional work to be commenced as part of a future gateway determination.</p>
<p>10. The Panel's further advice is that the Council consider appropriate public outcomes/benefits that may be reasonably delivered by the Proponent in association with the substantial "upzoning" of the land the subject of the PP including, but not limited to, the provision of public open space, including, unrestricted "publicly accessible" open space on the site. These agreed Council/Proponent outcomes should be formally documented as part of the PP process.</p>	<p>The PP provides for improved public outcomes and benefits including:</p> <ul style="list-style-type: none"> • Increased housing supply and greater housing diversity • High amenity and unrestricted publicly accessible open space on the site (concentrated close to the Queen Street frontage) • Activation and revitalisation of Queen Street • Enhanced landscaped setbacks and public domain improvements • Significant increase in tree canopy cover on the site • Dedication of a 3 m strip of land along Queen Street